

## **UNAPPROVED**

### **HOUSING AND REDEVELOPMENT AUTHORITY MEETING OF JULY 2, 2013**

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A meeting of the Coon Rapids Housing and Redevelopment Authority was called to order by Chair Howe at 6:55 p.m. on July 2, 2013, in the Council Chambers.

Members Present: Chair Tim Howe, Commissioners Denise Klint, Paul Johnson, Ron Manning, Jerry Koch, Bruce Sanders, and Steve Wells

Members Absent: None

### **CALL TO ORDER**

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Chair Howe called the meeting to order at 6:55 p.m.

### **ROLL CALL**

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All present.

### **APPROVAL OF MINUTES OF MAY 7, 2013, REGULAR MEETING**

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MOTION BY COMMISSIONER JOHNSON, SECONDED BY COMMISSIONER KLINT, FOR APPROVAL OF THE MINUTES OF THE MAY 7, 2013, REGULAR MEETING. THE MOTION PASSED 6-0-1, COMMISSIONER SANDERS ABSTAINED.

### **1. HOME FOR GENERATIONS II FUNDING REQUEST**

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Neighborhood Coordinator Kristin DeGrande shared the staff report.

Chair Howe said he supported the funding request but said the Coon Rapids Mortgage Assistance Foundation (Foundation) should be approached for the funding. He also suggested researching alternatives through City-controlled funds and not the HRA, although he said this will take some time. He said he supported moving forward as he didn't want to lose the current prospects for this program but said more is needed to back up the funds paid from the HRA. Chair Howe said he felt this program fits the goals and vision of the Foundation and asked how the figure of \$80,000 was selected. Ms. DeGrande said the figure was based on the current 26 unfunded applications and that while an exact dollar amount is not available for scope of work or eligibility this is a good estimate.

Commissioner Koch asked if these homes will be featured on CTN or other methods to help highlight Coon Rapids. Ms. DeGrande said staff had included that aspect in the initial application if homeowners would consider showcasing their finished project either through an open house or CTN videography. She noted this concept is discussed in more detail when

homeowners sign the participation agreement.

MOTION BY CHAIR HOWE, SECONDED BY COMMISSIONER SANDERS, TO ALLOCATE AN ADDITIONAL \$80,000 TO BE USED FOR ARCHITECTURAL DESIGN CONSULTATIONS, INCENTIVE GRANTS AND BUILDING PERMIT REBATES THROUGH THE *HOME FOR GENERATIONS II* PROGRAM WITH THE DIRECTION TO SEEK FUNDING FROM THE COON RAPIDS MORTGAGE ASSISTANCE FOUNDATION.

Commissioner Johnson asked if the Foundation would match those funds. Chair Howe said he believed that would be the direction the Foundation may take.

THE MOTION PASSED UNANIMOUSLY.

## 2. CONS. ACQUISITION OF PROPERTIES AT 2285, 2335, AND 2245 MAIN STREET

Community Development Specialist Matt Brown shared the staff report.

Chair Howe asked if the homes were occupied. Mr. Brown said all homes were currently unoccupied and in need of a fair amount of work.

Chair Howe inquired about the long-term use if the properties were acquired. Mr. Brown said the properties could be incorporated into Bison Creek Park which would provide an opportunity to connect to the existing trail. He noted this is one of the options included in Parks Master Plan.

Commissioner Manning asked if the properties were non-conforming making it so no other party would purchase them. Mr. Brown said two properties most recently vacated could be reoccupied as they have not been vacant very long but that is not the case with 2245 Main Street.

Community Development Director Nevinski said they could be reoccupied and continued as single family assuming this is done within the one-year period of use ceasing as a single family.

Commissioner Manning said that even though the properties are non-conforming they can be sold and continued as non-conforming. Mr. Nevinski said that is correct as it is part of the non-conforming statute change.

Commissioner Koch said 2245 Main Street has been vacant for more than one year and is non-conforming and can't be reoccupied. He asked about the zoning designation. Mr. Brown said the Conservancy District zoning allows for limited agricultural or parks use.

Commissioner Koch said that although Conservancy allows for development of 10 % we would want to know the long-range plan because if it is not good for single family why would we want to own it as part of the Scattered Site Program. Mr. Nevinski said the properties are zoned Conservancy and are in poor condition and therefore will not improve. He stated road access is substandard and the properties do not have City water and sewer service so staff is suggesting the

HRA acquire and clean up the properties. He said there will be further discussions on use, etc., with opportunities with Main Street for Moderate Density but given the current market conditions now may be a good time to acquire.

Chair Howe asked if we wait awhile and the time goes over one year does the value drop much or is there a risk of others purchasing the properties. Mr. Nevinski said they do run that risk as the market is improving.

Commissioner Klint said she knows these properties very well and noted they are in very poor condition. She said with the park land behind them and the Lawrence property there will be some development proposed someday and she would hate to risk losing the use and having these still present with a new development around them. She said she could see the trail option or a future development as whole.

Chair Howe asked if these are the only properties without City sewer/water. Mr. Nevinski said these properties total half of all that don't have City sewer/water.

Commissioner Sanders asked if the properties are currently listed for sale. Mr. Brown said they are currently listed.

Commissioner Sanders inquired about any environmental issues that would affect the value. Mr. Brown said once the Land Bank has a purchase agreement with a seller we are committed to that price so we would want to be sensitive to price but ultimately the purchase agreement would come before the Board.

Commissioner Klint referred to the outlined prices, adding that one septic system has failed already.

Commissioner Manning asked if there is an EPA check before a purchase is made. Mr. Nevinski said we would conduct Phase I or II environmental assessments if necessary.

**MOTION BY COMMISSIONER KLINT, SECONDED BY COMMISSIONER SANDERS, TO DIRECT STAFF TO WORK WITH THE TWIN CITIES COMMUNITY LAND BANK TO NEGOTIATE PURCHASES OF THE PROPERTIES AT 2285 MAIN STREET AND 2335 MAIN STREET AND WORK WITH THE SELLER OF 2245 MAIN STREET TO NEGOTIATE A PURCHASE AGREEMENT FOR CONSIDERATION AT FUTURE MEETINGS.**

Commissioner Wells inquired about the status of the other two properties in the middle. Mr. Nevinski said one is owned by Anoka County and is used for a water retention pond as part of Main Street and the other is privately owned.

Commissioner Koch noted that 2285 Main Street is currently listed for \$125,000.

**THE MOTION PASSED UNANIMOUSLY.**

OTHER BUSINESS

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There was no other business to come before the HRA.

ADJOURN

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MOTION BY COMMISSIONER SANDERS, SECONDED BY COMMISSIONER KOCH, TO  
ADJOURN THE JULY 2, 2013, MEETING AT 7:16 P.M. THE MOTION PASSED  
UNANIMOUSLY.

Respectfully submitted,

Cathy Sorensen  
City Clerk